

WILLIAM L. EAGLETON, IV
DIRECT DIAL (918) 581-5511
BEAGLETON@PRAYWALKER.COM

March 9, 2022

City of Coweta
Attn: Evette Young, Mayor
P.O. Box 850
Coweta, OK 74429

RE: Vacation of Plat – Wagoner County Industrial Park I (“Property”)

Dear Ms. Young:

Our firm represents Wagoner County Economic Development Authority (“WCEDA”), owner of the subject Property.

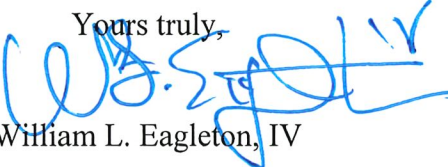
Pursuant to Title 11, Section 42-106 which provides for the vacation of a plat without District Court action where all of the owners of lots within the platted subdivision join in the vacation, enclosed are the following:

1. Vacation of Plat executed by WCEDA; and
2. Certification of Owner prepared by Wagoner County Abstract Company, L.L.C.

Please place this matter on the City Council agenda as soon as possible. If you have any questions or concerns, please contact the undersigned.

Your assistance with this matter is appreciated.

Yours truly,


William L. Eagleton, IV

WLE:gjm
Encl.

cc: Tom Young (via email)
Ronald D. Cates, City Attorney (via email)
Rhonda Withers (via email)

{00395733.DOCX / 1}

VACATION OF PLAT
(Wagoner County Industrial Park I)

STATE OF OKLAHOMA)
) ss.
COUNTY OF WAGONER)

KNOW ALL MEN BY THESE PRESENTS: That pursuant to 11 O.S. §42-106, et seq., the undersigned Rhonda Withers, Chairman of the Wagoner County Economic Development Authority (“WCEDA”) hereby states as follows:

1. WCEDA is the sole owner of all the lots and blocks contained in Wagoner County Industrial Park I, a subdivision in Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, Oklahoma, included in the re-plat and dedication of protective covenants of said addition filed in Plat Cabinet 5 at Page 405-B and recorded August 14, 2008 in Book 1772 at Page 485 in the Office of the County Clerk of Wagoner County, Oklahoma (“Plat”).

2. WCEDA does hereby revoke, cancel, annul and forever vacate the Plat and Declaration of Protective Covenants of Wagoner County Industrial Park I, including the easements and roadways contained on the Plat.

3. No lots in Wagoner County Industrial Park I have been sold and WCEDA is the sole owner of all lots contained within the Wagoner County Industrial Park I Plat being vacated.

4. Pursuant to 11 O.S. §42-107, attached hereto as Exhibit “A” is a metes and bounds legal description of the area being vacated. No part of Wagoner County Industrial Park I will remain platted.

Witness my hand and seal this 15th day of ~~November~~ ^{February, 2022}, 2022.

WAGONER COUNTY ECONOMIC
DEVELOPMENT AUTHORITY

By: *Rhonda Withers*
Rhonda Withers, Chairman

STATE OF OKLAHOMA)
) ss.
COUNTY OF WAGONER)

Before me, the undersigned, a Notary Public in and for said County and State, on this 15th day of ~~November~~ ^{Feb. 2022}, personally appeared Rhonda Withers, Chairman of the Wagoner County Economic Development Authority, to me known to be the identical person who executed the within and foregoing instrument and acknowledged to me that she/he executed the same as her/his free and voluntary act and deed for the uses and purposes therein set forth

IN WITNESS WHEREOF, I have hereunto set my official signature and affixed my notarial seal the day and year last above written.



Kathleen L Smith
Notary Public 2/15/2022

[SEAL]

My Commission Expires:

5/4/2024

CERTIFICATE OF CITY OF COWETA CITY COUNCIL

The Vacation of the Plat of Wagoner County Industrial Park I, a Subdivision of the City of Coweta, filed in Plat Cabinet 5 at Page 405-B and recorded August 14, 2008 in Book 1772 at Page 485 in the Office of the County Clerk of Wagoner County, Oklahoma, was approved in open meeting by the City Council of the City of Coweta this _____ day of _____, 2022.

Evette Young, Mayor

ATTEST:

Julie Casteen, City Clerk

APPROVED AS TO FORM AND LEGALITY:

Ronald D. Cates, City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF THE EAST HALF OF THE NORTHEAST QUARTER (E/2, NE/4) OF SECTION NINETEEN (19), TOWNSHIP SEVENTEEN (17) NORTH, RANGE SIXTEEN (16) EAST, OF THE INDIAN BASE AND MERIDIAN, CITY OF COWETA, COUNTY OF WAGONER, STATE OF OKLAHOMA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE S00°12'43"W ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1,344.59 FEET, TO THE POINT OF BEGINNING; THENCE N89°52'54"W A DISTANCE OF 370.00 FEET; THENCE N44°57'52"W A DISTANCE OF 28.85 FEET, TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER (NE/4, NE/4); THENCE N89°59'57"W, ALONG SAID SOUTH LINE, A DISTANCE OF 571.83 FEET; THENCE S16°34'22"E A DISTANCE OF 324.66 FEET; THENCE S73°25'33"W A DISTANCE OF 298.28 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE S16°31'13"E ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 988.24 FEET, TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4); THENCE S88°59'33"E ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 878.60 FEET, TO THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE/4); THENCE N00°12'48"E, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER (NE/4), A DISTANCE OF 1,300.83 FEET, TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 1,303,928.21 SQUARE FEET/29.93 ACRES

Wagoner County Abstract Company, L.L.C.

(Established in 1907)

~~~~~ Abstracts - Title Insurance - Escrows ~~~~~

219 East Cherokee

Wagoner, Oklahoma 74467

Phone: (918) 485-2215  
FAX: (918) 485-9162

P.O. Box 188  
Wagoner, OK 74467

FILE NO. OR-22-002

STATE OF OKLAHOMA,  
COUNTY OF WAGONER, SS

Wagoner County Abstract Company, being a duly and lawfully bonded abstractor in and for said County and State, hereby states:

It appears from the public records of Wagoner County, State of Oklahoma, that the property owners of the following described land are as follows:

A tract of land in the E½ of NE¼ of Section 19, Township 17 North, Range 16 East of the Indian Base and Meridian, Wagoner County, State of Oklahoma, more particularly described as follows, to-wit: Commencing at the Northeast corner of said NE¼; thence S00°12'43"W along the East line of said NE¼ a distance of 1344.59 feet to the point of beginning; thence N89°52'54"W a distance of 370.00 feet; thence N44°57'52"W a distance of 29.85 feet to a point on the South line of the NE¼ of said NE¼; thence N89°59'57"W along said South line a distance of 571.83 feet; thence S16°34'22"E a distance of 324.66 feet; thence S73°25'33"W a distance of 298.26 feet to a point on the Easterly right of way line of the Union Pacific Railroad; thence S16°31'13"E along said Easterly right of way a distance of 966.24 feet to a point on the South line of said NE¼; thence S89°59'33"E along the South line of said NE¼ distance of 876.60 feet to the Southeast corner of said NE¼; thence N00°12'46"E along the East line of said NE¼ a distance of 1300.83 feet to the point of beginning. ALSO KNOWN AS Wagoner County Industrial Park I.

are:

LEGAL DESCRIPTION

All of Blocks 1 and 2, inclusive

NAMES & ADDRESSES

Wagoner County Economic  
Development Authority  
P. O. Box 487, Coweta, OK 74429

DATED this 28<sup>th</sup> day of February, 2022 at 5:01 p.m.

WAGONER COUNTY ABSTRACT COMPANY, L.L.C.  
(Certificate of Authority No. 32)

(seal)

By: Berjean Droom  
Abstractor No. 2012

SUBSCRIBED AND SWORN to before me this 28<sup>th</sup> day of February, 2022.

KIM WITTEN  
NOTARY PUBLIC - STATE OF OKLAHOMA  
MY COMMISSION EXPIRES JAN. 04, 2025  
COMMISSION # 00018819

Kim Witten  
NOTARY PUBLIC